

for sale

offers over **£151,000**



Bodenham Road Hereford HR1 2TS

This first-floor apartment on popular Bodenham offers spacious rooms and is just a short walk from the hospital, train station and city centre. Its location and size make it an ideal first-time purchase or strong investment opportunity.

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Approach

There is one allocated parking space with this apartment and visitors parking.

Entrance Porch

Currently used as a utility area with space for a washing machine and wall mounted Gas boiler.

Entrance Hall

Archway leading into open plan living space, integral obscured glass window to inner hall.

Lounge/Kitchen/Diner

An open plan living, kitchen and dining with a large bay window to rear aspect, central heating radiator, the kitchen area offers wall and base units with sink and drainer inset, built in electric oven, gas hob and space for fridge/freezer.

Bedroom One

With window to rear aspect and central heating radiator.

Bathroom

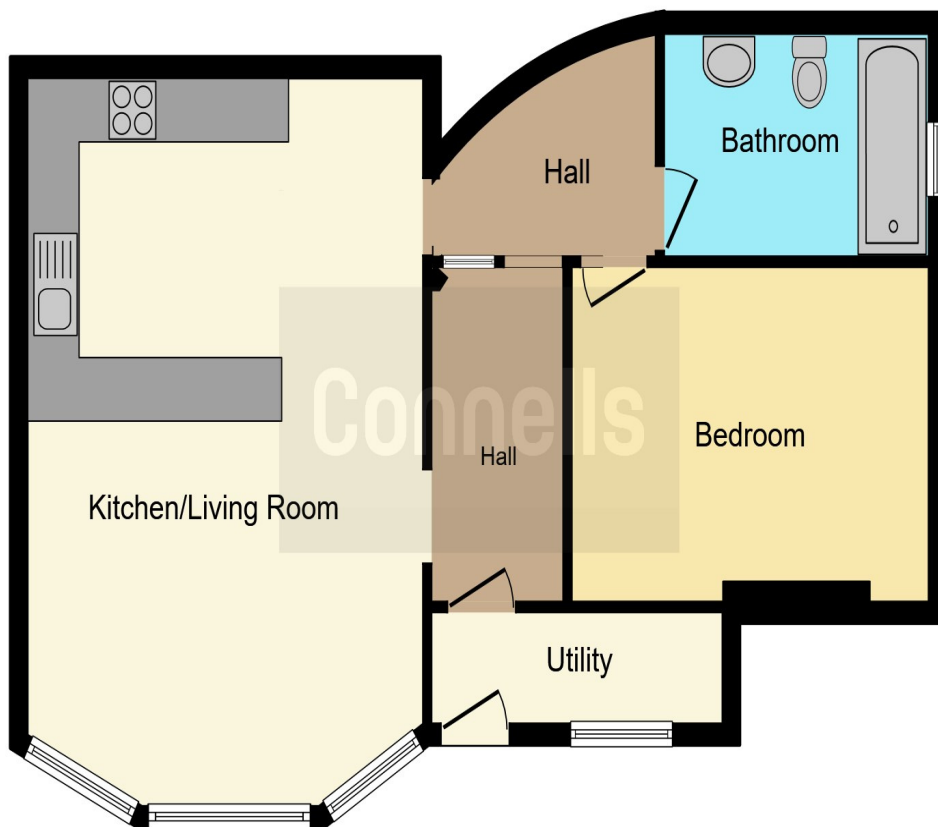
Compromising a white suite of bath with shower over, toilet and wall hung wash hand basin, heated towel radiator and stain glass window to side aspect.

Rear Garden

Private garden space to the rear located in the communal gardens.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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23 King Street
 HEREFORD HR4 9BX

Property Ref: HER315725 - 0011

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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